



**SOLD**

## SEIZE THE OPPORTUNITY IN WOODRIDGE - FASTEST GROWING SUBURB! ACT NOW!

Act quickly to secure your dream townhouse in the heart of Woodridge, a rapidly growing area. This 2-bedroom, 1-bathroom, 1-carport property offers both comfort and convenience, making it an ideal choice for families or savvy investors looking to capitalize on the area's massive future growth potential. Don't miss this fantastic opportunity, as the fixed lease will end in April 2024.

### Key Features:

- Inviting open-plan design
- Well-appointed kitchen with electric upright stove and ample space
- Good Size two bedrooms with built-in wardrobes
- Bathroom with shower, toilet and vanity unit
- Internal laundry and single carport

### Location Advantages:

The property is conveniently located near several amenities like schools, childcare centres, farmers markets every Sunday, parks, doctors' surgery, transport, and shopping centres. It takes only 22 minutes to reach Brisbane CBD and a 40-minute drive to the Gold Coast. There's some exciting news for the Croydon Road Precinct! The Logan City Council is currently working on Phase 2 of its plans to create a vibrant future. The council aims to develop a thriving hub for living, working, and playing in collaboration with the community. Keep an eye on the Logan City Council website for news on upcoming projects as the Croydon Road Precinct is set to transform!

### Entertainment and Convient:

Discover nearby hotspots like the Logan Entertainment Centre, Logan Hospital, Logan City Bowls Club, Logan City Tenpin, and Tinder & Woodridge Railway Station.

### Investment Potential:

It was leased at \$330 per week until April 2024, with a rental yield that speaks volumes. Recent appraisal values \$350-\$380 weekly, a compelling investment.

### Financial Overview:

- Body Corporate Fees: Approx. \$688.00 per quarter

2 BED | 1 BATH | 1 CAR

PRICE:  
\$304,555

OPEN FOR INSPECTION:  
N/A



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